Bill Garrett Davidson County
Batch# 85924 DEEDWARR
04/27/2018 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,141.45
20180427-0039968

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00

Elizabeth Jane Scherer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF APRIL, 2018.

Dawn D. Chase
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elizabeth Jane Scherer	U.S. Bank Home Mortgage	142 02 0 187.00
(NAME)	(NAME)	
7410 Bridle Drive	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eight Thousand Five Hundred And No/100 Dollars ($308,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Bernstein and Hedwig M. Bernstein, Trustees, or the successors in interest, of the Bernstein Living Trust dated January 19, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Jane Scherer**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Bernstein and wife, Hedwig M. Bernstein by Warranty Deed from Bridget M. Pilkinton, unmarried and Michael R. Pilkinton and wife, Barbara M. Pilkinton dated October 14, 1998 and recorded October 15, 1998 in Book 11157, Page 895, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to William H. Bernstein and Hedwig M. Bernstein, Trustees, or the successors in interest, of the Bernstein Living Trust dated January 19, 2018 by Quitclaim Deed from William H. Bernstein and wife, Hedwig M. Bernstein dated January 19, 2018 and recorded January 25, 2018 as Instrument No. 20180125-0007768, in said Register's Office.

File Number: FRN-182538FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7410 Bridle Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of April, 2018.

William H. Bernstein and Hedwig M. Bernstein, Trustees, or the successors in interest, of the Bernstein Living Trust dated January 19, 2018

BY:_____
Hedwig M. Bernstein
Trustee

BY:_____
William H. Bernstein
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hedwig M. Bernstein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of the Bernstein Living Trust dated January 19, 2018, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-182538FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7410 Bridle Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of April, 2018.

William H. Bernstein and Hedwig M. Bernstein, Trustees, or the successors in interest, of the Bernstein Living Trust dated January 19, 2018

BY: _____
Hedwig M. Bernstein
Trustee

BY: _____
William H. Bernstein
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hedwig M. Bernstein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of the Bernstein Living Trust dated January 19, 2018, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of April, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

File Number: FRN-182538FC

STATE OF Georgia
COUNTY OF Glynn

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William H. Bernstein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Bernstein Living Trust dated January 19, 2018,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of April, 2018.

Notary Public

My Commission Expires: 8/19/18

(SEAL)

VALERIE MARTIN NOTARY PUBLIC GLYNN COUNTY, GEORGIA

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: FRN-18